



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 17, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2022-10700110

(Associated Plan Amendment PA-2022-11600037)

**SUMMARY:**

**Current Zoning:** "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District

**Requested Zoning:** "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 17, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** Centro Properties Management LLC

**Applicant:** Development Services Department (COSA)

**Representative:** Development Services Department (COSA)

**Location:** 111 Cedar Street

**Legal Description:** North 78.02 feet of the South 123.02 feet of Lot 3, Block B, NCB 935

**Total Acreage:** 0.101 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** King William Association

**Applicable Agencies:** Historic

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and zoned “D” Apartment District. The property was rezoned to “R-3” Multiple-Family Residence District by Ordinance 74924, dated December 9, 1991. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-3” Multiple-Family Residence District converted to the current “MF-33” Multi-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”

**Current Land Uses:** Bar

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** School

**Direction:** West

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Professional Office

**Overlay District Information:**

The King William Historic District, is an overlay district which was adopted in 1988. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Special District Information:** None.

**Transportation**

**Thoroughfare:** Cedar Street

**Existing Character:** Local

**Proposed Changes:** None Known.

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes Served:** 51, 251

**Traffic Impact:** The site is developed. A Traffic Impact is not required.

**Parking Information:** The minimum number of parking spaces required for a professional office is 1 per 300 sf GFA

**ISSUE:** None.

**ALTERNATIVES:**

Current Zoning: "MF-33" Multi-Family District allows multi-family development up to a maximum of 33-units per acre.

Proposed Zoning: "C-2" districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**FISCAL IMPACT:** None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located with the Downtown Regional Center and within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Downtown Area Regional Center Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Urban Mixed Use". Staff and Planning Commission recommend Approval.

2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate for the property and surrounding area. This rezoning is city initiated due to a map error that occurred when the city transitioned to an online zoning map.

The property was zoned multifamily in 1991 and should have been displayed as “MF-33”, however, the zoning displayed as a Commercial District. When the error was corrected in 2021, the owner contacted the city to correct the situation as the property has been and still is being used as commercial.

The subject property is abutting “C-3” General Commercial and “MF-33” Multi-Family zoning districts and has been operating as a professional office for many years. The proposed “C-2” Commercial District would create a transition between the residential districts to the south and the higher intensity commercial districts along South Alamo Street.

4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan:
  - Goal 1: Preserve and Enhance Downtown’s Authenticity
    - Grow and evolve in meaningful ways that encourage attachment between people and places.
  - Goal 4: Diversify the Mix of Uses in the Downtown Core
    - Cultivate entrepreneurship, small business, and innovation
    - Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services
6. **Size of Tract:** The 0.101 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** This property is located within the King William Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property.

The property is being rezoning to address the map error and to allow for the existing professional office to continue operation on the property in conformity with the zoning designation.